

Memorandum



Date: November 13, 2012

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2012000089: MIAMI GARDENS PARK, LLC
Includes plans dated stamped received through 10/25/12.

Application Name: MIAMI GARDENS PARK, LLC

Project Location: The site is located west of NW 59 AVENUE and south of theoretical NW 182 LANE, Miami-Dade County. Review includes plans dated stamped received through 10/25/12.

Proposed Development: The applicant is requesting approval for a district boundary change from IU-C to RU-4L for development of 180 dwelling units and a centralized clubhouse. An unusual use to permit an entry feature for a guardhouse and gate and to fill a portion of a lake is requested. Also requested is a modification of an existing covenant.

Impact and demand: The proposed development consisting of 180 dwelling units generates the need for approximately 1.36 acres of parkland based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population. The site is located in Park Benefit District 1 which has a surplus of 310.91 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District. The Department has no objection to this application.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest park to the application is Country Village Park which is located .5 miles northwest of the site.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Lake Stevens Park	NEIGHBORHOOD PARK	11.75
Country Village Park	COMMUNITY PARK	16.74
Country Club of Miami Tot Lot	MINI-PARK	0.30
Country Lake Park	COMMUNITY PARK	19.20
Acadia Park	NEIGHBORHOOD PARK	5.99
North Glade Park	COMMUNITY PARK	3.98
Spanish Lake	NEIGHBORHOOD PARK	6.37

Country Club of Miami South Park	COMMUNITY PARK	88.29
Norman & Jean Reach Park	COMMUNITY PARK	19.28
North Pointe Community Ctr.	COMMUNITY PARK	5.58
Area 1176	MAINTENANACE AREA	35.38
Area 262	MAINTENANCE AREA	34.37

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor